

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE VOL 1650 PAGE 606  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 2 2 45 PM '84

WHEREAS, EDONNIE C. JAMES R.H.C. Jane M. Venesky

(hereinafter referred to as Mortgagor) is well and truly indebted unto William Dennis Black

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty-five Thousand and no/100-----  
-----Dollars (\$ 35,000.00 ) due and payable

March 1, 1989

with interest thereon from at the rate of 12% per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

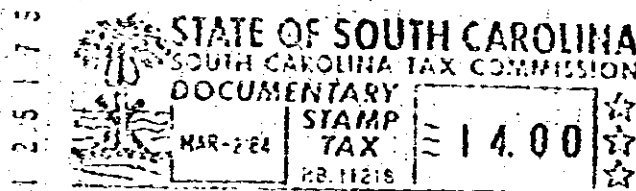
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

ALL that piece, parcel or lot of land situate, lying and being on the northwestern side of Roe Ford Road, being known and designated as Lot No. 23 as shown on a plat of Green Valley Estates, prepared by Piedmont Engineering Service, dated December 20, 1957, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book QQ, at pages 2 and 3, and more recently shown on a plat prepared by John R. Long and Associates, dated July 10, 1981, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 8-Q, Page 49, and having according to said plat the following metes and bounds:

BEGINNING at a point on the northeastern side of Roe Ford Road at the joint front corner of Lots Nos. 22 and 23; and running thence with the side line of Lots Nos. 22 and 23 N. 30° 32' 28" E., 578.2 feet to a point at the joint rear corner of Lots Nos. 22 and 23; thence N. 29° 37' 49" W., 313.98 feet to the rear corner of Lot No. 23; thence with the side line of Lot No. 23 S. 30° 41' 00" W., 677.02 feet to the front corner of Lot No. 23; thence continuing along the right-of-way of Roe Ford Road S. 47° 38' 07" E., 280.00 feet to the point of beginning.

THIS conveyance is subject to all restrictions, setback lines, roadways, easements and rights-of-way affecting the above-described property including, but not limited to, restrictions applicable to Green Valley Subdivision recorded in the RMC Office for Greenville County, South Carolina, in Deed Book 593, at page 297.

THIS is the same property conveyed to the Mortgagor herein by deed of William Dennis Black, recorded in the RMC Office for Greenville County in Deed Book 1307, Page 392 on March 2, 1984.



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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.